



MEETING DATE: November 19, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions for the proposed Las Palmas at Bentsen Palm Phase I (Private Subdivision), being a tract of land containing 19.072 acres out of Porcion 52, located along the West side of S. Inspiration Road approximately 4,400 feet South of Mile 1 S. Road.
Developer: Rhodes Enterprises, Inc., Engineer: Melden & Hunt, Inc.

NATURE OF REQUEST:

Project Timeline:

- October 3, 2025 - Plat, preliminary construction plans, and Subdivision Application submitted to the City.
- October 9, 2025 – Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- November 6, 2025 – Final review of plat and construction plans deemed complete by SRC.
- November 19, 2025 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- December 9, 2025 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- This development is located on approximately $\frac{3}{4}$ of a mile North of Military Road on the West side of S. Inspiration Road.
- Las Palmas at Bentsen Palm Phase I will be a private subdivision consisting of 80 single family residential lots, and 3 common areas 1 being a detention pond.
- This subdivision will have 2 access points both being from S. Inspiration Road. All internal streets will be private 32' B-B with curb and gutters within 50' right-of-way's.
- Water and sanitary sewer will be serviced by the City of Mission. In accordance with the approved master drainage plan for the development, the required detention of 198,516 cubic feet (4.557 ac-ft) shall be provided within the proposed detention pond. The Engineering Department has reviewed and approved the drainage report.
- The tract of land is currently zoned Planned Unit Development (PUD) where the developer has designed the subdivision per their master plan for this area.
- The imposed fees include Capital Sewer Recovery Fees (\$200xlot), and Conveyance or Payment of Water Rights (\$3000xacre). All other format findings shall be complied with prior to the City Council approval.

- All items on the subdivision checklist will be addressed prior to the recording of the plat.

STAFF RECOMMENDATION:

Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees and Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

SUBDIVISION APPLICATION

TRAN: 550.0000 BUSINESS LICENSE
20250749-10/03/25 RHODES DEVELOPMENT INC
LAS PALMAS PH I 500.00CR

TENDERED: 500.00 CHECK
APPLIED: 500.00-

CHANGE: 0.00

WATER CONSERVATION STAGE 2
THANK YOU AND HAVE A GREAT DAY!

RECEIVED
9/30/25
CR



CITY OF MISSION DIVISION APPLICATION

PLAT FEES

Name: Rhodes Development, Inc.

Address: 200 S. 10th Street, Ste. 1700

City: McAllen, Texas 78502

Phone: (956) 287-2800

Subdivision Name:

LAS PALMAS PHASE I

5 ACRE PLAT OR LESS.....\$400

5+ ACRES.....\$500

Re-Plat Filing/Review\$300

Separate Subdivision variance/open cuts, etc. \$150

P&Z Date: City Council Date:

20250749 10/3/25

Urban (City) ☒

Suburban ETJ

Rural ETJ

Zone: PUD

Water Dist. HCID#18

School Dist.

La Joya ISD

of Lots: Residential 97 Non-Residential Common Areas/Lots 3

Water CCN: SWSC LJWSC MUD

WATER

3518 L. F. of 8" Water Lines

L. F. of Water Lines

Other:

Suburban MSR cost of water meters &
ETJ Only:

Membership costs \$

SEWER

2820 L. F. of 8" Sewer Lines

L. F. of Sewer Lines

Lift Sta: N/A-Septic Use:

Other:

Suburban ETJ Only: MSR cost of Septic Tanks

\$

STREETS

2980 L. F. of 32' Wide Streets

423 L. F. of 42' Wide Streets

Other:

STORM SEWER

987 L. F. of 24" Storm Lines

112 L. F. of 30" Storm Lines

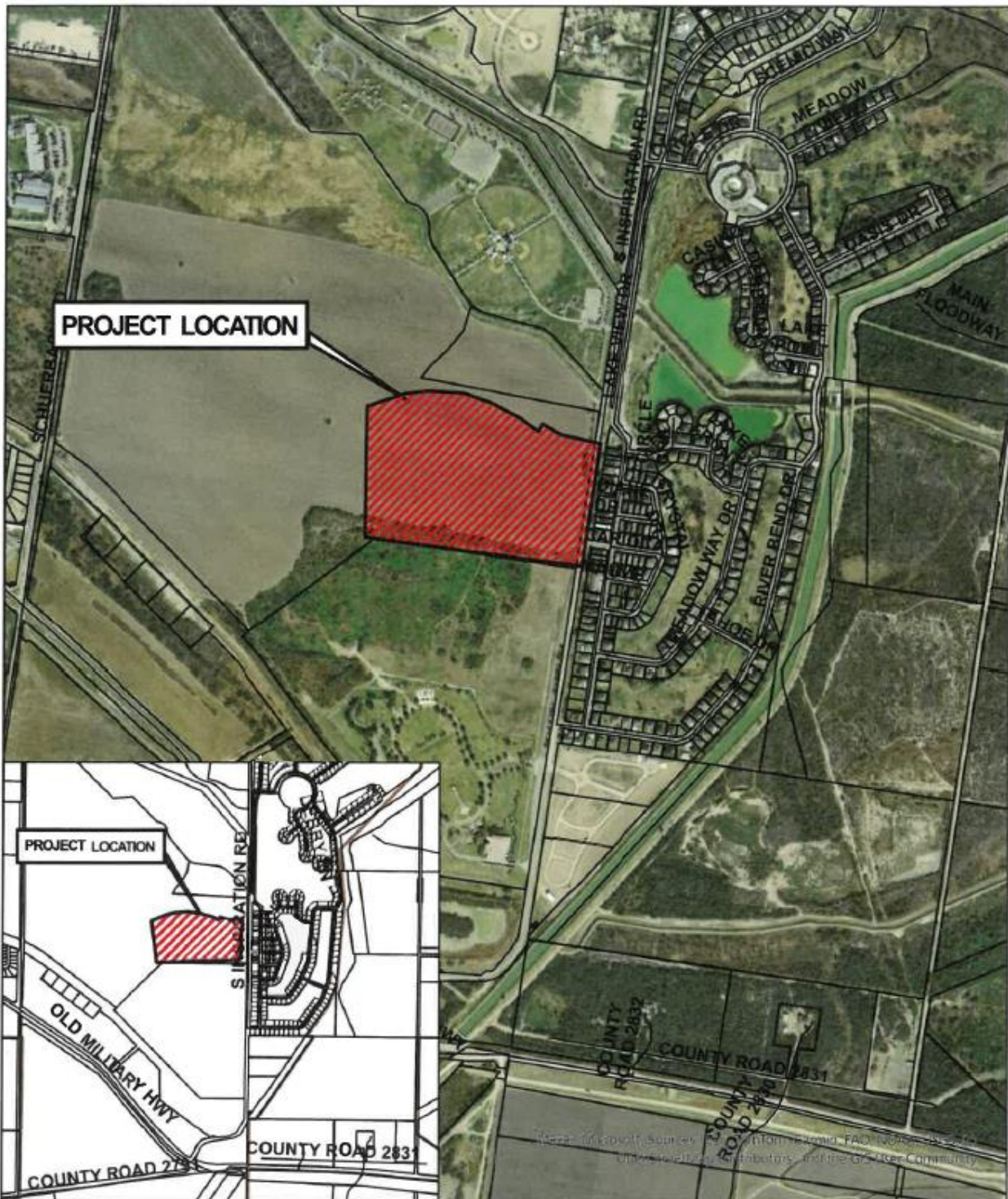
661 L. F. of 36" Storm Lines

630 L. F. of 42" Storm Lines

470 L. F. of 48" Storm Lines

Revised 2023

AERIAL





Hidalgo

1:10,000

0 1/2 1/4 3/8 1/2

0 500 1,000

LAS PALMAS MASTER PLAN SUBDIVISION
CITY OF MISSION
HIDALGO COUNTY, TEXAS

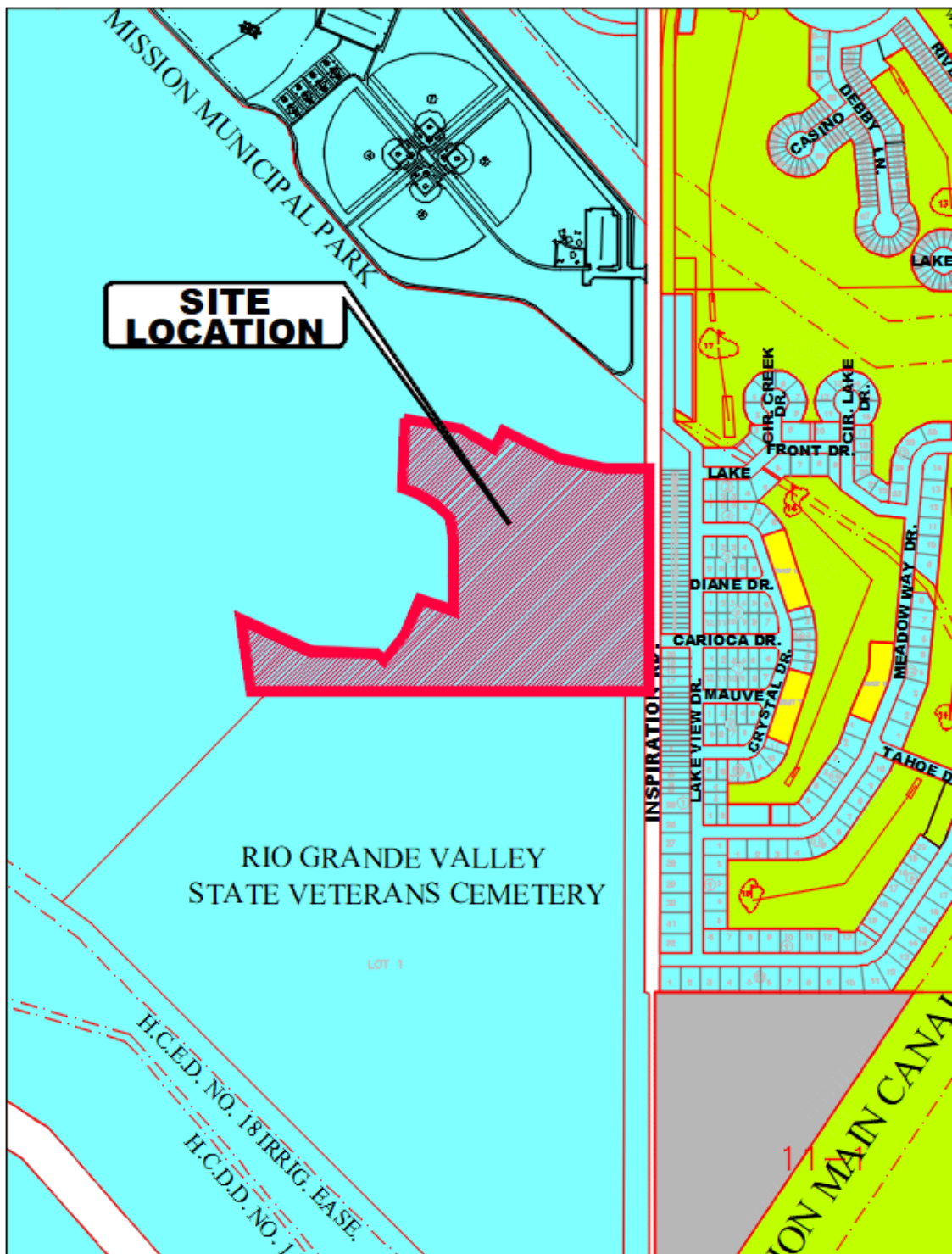
LOCATION MAP

M **MILLEN & HUNT INC.**
 CONSULTANTS - ENGINEERS - SURVEYORS

101 W. HART DR.
 MISSION, TX 79701
 PH: 202.561.0800
 FAX: 202.561.0800
 WWW.MILLENANDHUNT.COM

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ZONING MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8680

No.

DRAINAGE REPORT



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

Drainage Statement

LAS PALMAS AT BENTSEN PALM (MASTER)

Project #25159.00 Date: September 23, 2025 Revised: November 3, 2025


LAS PALMAS AT BENTSEN PALM (MASTER) A tract of land containing 33.167 acres situated in the City of Mission, Hidalgo County, Texas, being out of Porcion 52. This subdivision lies in Zone "B", which is defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one(1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood, and in part in Zone "AH", which is defined as areas of 100-year shallow flooding where depths are between one(1) and three(3) feet; base flood elevation has been determined to be 113, but no flood hazard factors are determined. Community Panel No. 480334 0400 C; Map Revised: November 16, 1982. The property is located on the Northwest of the intersection of Military Parkway and S. Inspiration Road. The property is currently open with a proposed use of 158 residential lots and 5 common areas, currently inside the City of Mission, Texas.

The soil in this area (44) Olmito silty clay, which is in Hydrologic Group "C", these soils have a slow infiltration rate when thoroughly wet and (55) Reynosa silty clay loam, which is in Hydrologic Group "B", these soils have a moderate infiltration rate when thoroughly wet. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 12.16 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 84.32 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 72.16 c.f.s.

Surface runoff from the lots and the proposed streets will be caught by proposed Type "A" inlets placed at strategic locations and conveyed via said storm lines ranging from 24" to 42". The proposed storm system shall discharge into a proposed detention pond on the Southwest corner of this subdivision, which will discharge into an existing H.C.I.D. No. 18 drain ditch. The section of the H.C.I.D. No. 18 drain ditch, as included in Drainage Basins 38 and 43, discharges thru a 5'x5' box culvert under the Mission Main Canal, and has an ultimate outfall into the Mission Pilot Channel of the H.C.D.D. No. 1 System.

In accordance with the City of Mission's drainage policy, the difference between pre and post development storm runoff shall not increase during the 50-year rainfall event. Therefore, as per attached calculations, and in accordance with the Approved Master Drainage Plan for the development, the required detention of 198,516 cubic feet (4.557 ac-ft) shall be provided within said proposed detention pond.

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input checked="" type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
H.C.D.D. NO. 1	DATE

11-3-25

M. A. Reyna
Mario A. Reyna, P.E. #117368
President

